

Interior Wall Coverings and Finishes Version 1-2

Classification: Interior Walls

Definition: The finished or unfinished surface that provides a vertical separation between rooms or spaces and may provide security/privacy, sound proofing, climate control, and fire protection

Please Note: For the purpose of this inspection, any interior wall that adjoins an outside area will be evaluated as an exterior wall.

Name Partition
Variants:

Most Common Materials: Plaster, Drywall, Paneling, Paint, Wallpaper, Brick, Stone, Tile, Stucco, Wood

Most Common Components: Covering, finish, molding, baseboards

Location & Inspection of Wall Coverings and Finishes

Abilities or Knowledge Needed:	<ul style="list-style-type: none">- Visual acuity for location & inspection- Mobility for access to all areas of the property- Ability to bend, stoop, and kneel
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Tools for Location & Inspection	Useful:	None
	Required:	None

Common Locations:	Unit/Inside:	Dining rooms, living rooms, kitchens, bathrooms, bedrooms, closets, hallways, other interior spaces
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How to Locate:	Visual Observation:	Look in common locations between the floor and ceiling
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Possible Deficiencies:	Deficiency 1:	Interior wall has any unintended hole that penetrates the wall surface
	Deficiency 2:	Interior wall has any unintended penetrations through a wall assembly

Deficiency 1: Interior wall has any unintended hole that penetrates the wall surface

Rationale: Health, Indirect: Holes in a wall can expose residents to potential pollutants, allergens, or hazards (such as dust, insulation, lead dust, wiring) within the wall cavity. Holes in a wall can allow entry of vermin into a room, which can then negatively impact resident health.

Health and Safety Determination: This is a standard health and safety issue requiring correction within 30 days.

How to Inspect:

Visual Observation:	Look at wall for presence of hole(s) and determine if the hole penetrates only the wall surface (does not penetrate to adjoining space)
Action:	Measure hole (or a number of unintended holes taken cumulatively) to determine if it measures 6x6 inches or greater.

Record deficiency if: Hole (or a number of holes taken cumulatively) measures 6x6 inches or greater.

Deficiency 2: Interior wall has any unintended penetrations through a wall assembly

Rationales:	<p>Health, Indirect: Holes in a wall can expose residents to potential pollutants, allergens, or hazards (such as dust, insulation, lead dust, wiring) within the wall cavity. Holes in a wall can allow entry of vermin into a room, which can then negatively impact resident health.</p> <p>Security, Indirect: If the hole in the wall connects to another unit, this could allow unsecured access to the unit.</p> <p>Privacy, Direct: If the hole in the wall connects to another unit, this can allow residents to see into each other's units. If the wall is in a bathroom or bedroom, even if the hole connects to the same unit, this would interfere with privacy.</p> <p>Corrective Maintenance, Indirect: It is reasonable to expect tenants to report holes that penetrate through walls all the way to the space on the other side of the wall and for facilities management to prioritize a work order response to fix that deficiency.</p>	
Health and Safety Determination:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.	
How to Inspect:	Visual Observation:	Look at wall for presence of any hole and determine if the hole penetrates to the adjoining space.
	Action:	Look to see if any hole penetrates to the adjoining space.
Record deficiency if:	Any sized hole penetrates to the adjoining space.	

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Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determinations** have been updated, following in-house review and public comment.